



GRASSROOTS
REALTY GROUP

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337 Discovery Ridge Boulevard SW
Calgary, Alberta

MLS # A2314942



\$1,199,900

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,453 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No E		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home		
Inclusions:	Home Theatre including projector, screen, speakers, system, and recliner chairs		

Discovery Ridge offers a family-friendly setting nestled among mature trees, scenic pathways, parks, and the beautiful river-valley landscape. This lovely 2-storey home is ideally located near the heart of the community, with easy access to paved pathways, green spaces, and countless natural features. The main floor is thoughtfully designed with a simple yet functional layout. The well-appointed kitchen features a breakfast nook, eating bar, pantry, and access to the rear deck. This inviting space opens to the great room, with a formal dining room conveniently nearby. Upstairs, you will find a spacious primary suite, two additional bedrooms with walk-in closets, and a large bonus room. The professionally developed lower level offers excellent additional living space, including a media/recreation area, office, bedroom, and full bathroom. Sleek, modern finishes include cherry cabinetry, maple hardwood flooring, granite countertops, stainless steel appliances, architectural arches and niches, glass doors, and a gas fireplace with a stonework mantle. Additional features include in-floor heating in the lower level, air conditioning, a double attached garage, and a private rear exposure backing onto green space. Discovery Ridge is a natural oasis within the city, and this beautiful home offers the perfect haven for enjoying a relaxed, comfortable lifestyle.